

FGP5F 8.9.2

10/9/1997

FOURTH AVENUE GAMBELL, LLC
EXHIBIT Y

USEPA SF



1460674

STOEL RIVES LLP

MEMORANDUM

October 9, 1997

TO: Robert Erwin
FROM: Michael O'Connell
RE: Fourth & Gambell Limited Partnership

Attached as we discussed are copies of the notices Skinner Corporation received relating to expiration of the redemption period on October 31, 1997 for nonpayment of 1995 taxes and, if redemption is not made by that date, transfer thereafter of the Fourth & Gambell property to the City of Anchorage. As I mentioned, Skinner Corporation is in the process of making arrangements with its consultant for additional sampling on the weekend of October 19 and 20, 1997 to complete the Phase II environmental site assessment at the Fourth & Gambell property. For that reason and because of failure to redeem the property by October 31 would affect Skinner corporation's security interest on the subject property, we request that you advise us as soon as possible whether and when the Fourth & Gambell Limited Partnership will redeem the property covered by the attached notices.

FOURTH AVENUE GAMBELL, LLC
EXHIBIT Y



MUNICIPALITY OF ANCHORAGE
P. O. BOX 196040
ANCHORAGE, ALASKA 99519-6040

DEPARTMENT OF FINANCE
TREASURY DIVISION
(907) 343-6650

002 093 08 00014
EAST ADDITION
BLX 26A LY BA

FOURTH AVE GAMBELL THE
1343 G ST # 1
ANCHORAGE

AK 99501 4354

| YEAR | PRINCIPAL | INTEREST | PENALTY | COST | TOTAL |
|------------------|-----------|----------|---------|--------|----------|
| 1995 | 2,841.21 | 663.15 | 284.12 | 104.90 | 3,892.48 |
| TOTAL AMOUNT DUE | | | | | 3,892.48 |

OCTOBER 01, 1997

NOTICE OF EXPIRATION OF REDEMPTION PERIOD
FOR PROPERTIES LISTED ON 1996 FORECLOSURE ROLL

RECORDS OBTAINED BY THIS OFFICE INDICATE THAT YOU ARE A LIENHOLDER ON THE ABOVE LISTED PROPERTY; THEREFORE, IN ACCORDANCE WITH AS.29.45.440, YOU ARE RECEIVING THIS NOTICE.

A JUDGMENT AND DECREE OF FORECLOSURE AND SALE OF REAL PROPERTY FOR TAXES AND/OR SPECIAL ASSESSMENTS WAS ENTERED IN THE SUPERIOR COURT FOR THE STATE OF ALASKA, THIRD JUDICIAL DISTRICT, AT ANCHORAGE, ALASKA, ON JUNE 3, 1996, CIVIL ACTION # 3AN-96-1700 CIV.

NOTICE IS HEREBY GIVEN THAT THE TIME IN WHICH SUCH PROPERTIES MAY BE REDEEMED WILL EXPIRE ON OCTOBER 31, 1997.

IF THE 1995 AND PRIOR YEARS PROPERTY TAXES AND/OR SPECIAL ASSESSMENTS, PENALTY, INTEREST AND COSTS DUE ON THE ABOVE PROPERTY ARE NOT PAID IN FULL BY OCTOBER 31, 1997 BY CASH, CASHIER'S CHECK OR MONEY ORDER (MADE PAYABLE TO THE MUNICIPALITY OF ANCHORAGE) ALL THE PROPERTY SUBJECT TO THIS DECREE NOT REDEEMED WILL BE DEEDED TO THE MUNICIPALITY OF ANCHORAGE IMMEDIATELY ON EXPIRATION OF THE PERIOD OF REDEMPTION. EVERY RIGHT OR INTEREST OF ANY PERSON OR PERSONS IN THE PROPERTIES MAY BE FORFEITED FOREVER TO THE MUNICIPALITY OF ANCHORAGE.

PAYMENTS MAY BE MAILED TO PO BOX 196040, ANCHORAGE, AK 99519-6040, OR MADE IN PERSON AT CITY HALL, 632 WEST 6TH AVENUE, THIRD FLOOR, ROOM 330.



MUNICIPALITY OF ANCHORAGE
P. O. BOX 196040
ANCHORAGE, ALASKA 99519-6040

DEPARTMENT OF FINANCE
TREASURY DIVISION
(907) 343-6650

002 095 07 00016
EAST ADDITION
BLK 26A LT 10

FOURTH AVENUE GAMBELL THE
1345 G ST # 1
ANCHORAGE

AK 99501 4354

| YEAR | PRINCIPAL | INTEREST | PENALTY | COST | TOTAL |
|------------------|-----------|----------|---------|--------|----------|
| 1995 | 1,014.72 | 236.84 | 101.48 | 104.00 | 1,457.04 |
| TOTAL AMOUNT DUE | | | | | 1,457.04 |

OCTOBER 01, 1997

NOTICE OF EXPIRATION OF REDEMPTION PERIOD
FOR PROPERTIES LISTED ON 1996 FORECLOSURE ROLL

RECORDS OBTAINED BY THIS OFFICE INDICATE THAT YOU ARE A LIENHOLDER ON THE ABOVE LISTED PROPERTY; THEREFORE, IN ACCORDANCE WITH AS.29.45.440, YOU ARE RECEIVING THIS NOTICE.

A JUDGMENT AND DECREE OF FORECLOSURE AND SALE OF REAL PROPERTY FOR TAXES AND/OR SPECIAL ASSESSMENTS WAS ENTERED IN THE SUPERIOR COURT FOR THE STATE OF ALASKA, THIRD JUDICIAL DISTRICT, AT ANCHORAGE, ALASKA, ON JUNE 3, 1996, CIVIL-ACTION # 3AN-96-1700 CIV.

NOTICE IS HEREBY GIVEN THAT THE TIME IN WHICH SUCH PROPERTIES MAY BE REDEEMED WILL EXPIRE ON OCTOBER 31, 1997.

IF THE 1995 AND PRIOR YEARS PROPERTY TAXES AND/OR SPECIAL ASSESSMENTS, PENALTY, INTEREST AND COSTS DUE ON THE ABOVE PROPERTY ARE NOT PAID IN FULL BY OCTOBER 31, 1997 BY CASH, CASHIER'S CHECK OR MONEY ORDER (MADE PAYABLE TO THE MUNICIPALITY OF ANCHORAGE) ALL THE PROPERTY SUBJECT TO THIS DECREE NOT REDEEMED WILL BE DEEDED TO THE MUNICIPALITY OF ANCHORAGE IMMEDIATELY ON EXPIRATION OF THE PERIOD OF REDEMPTION. EVERY RIGHT OR INTEREST OF ANY PERSON OR PERSONS IN THE PROPERTIES MAY BE FORFEITED FOREVER TO THE MUNICIPALITY OF ANCHORAGE.

PAYMENTS MAY BE MAILED TO PO BOX 196040, ANCHORAGE, AK 99519-6040, OR MADE IN PERSON AT CITY HALL, 632 WEST 6TH AVENUE, THIRD FLOOR, ROOM 330.



MUNICIPALITY OF ANCHORAGE
P. O. BOX 196040
ANCHORAGE, ALASKA 99519-6040

DEPARTMENT OF FINANCE
TREASURY DIVISION
(907) 343-6650

002 093 50 00016
EAST ADDITION
BLK 26A LT 11

FOURTH AVENUE GAMBELL THE

1343 G ST # 1
ANCHORAGE

AK 09501 4354

| YEAR | PRINCIPAL | INTEREST | PENALTY | COST | TOTAL |
|------------------|-----------|----------|---------|-------|----------|
| 1995 | 1,014.72 | 236.83 | 101.47 | 90.50 | 1,443.52 |
| TOTAL AMOUNT DUE | | | | | 1,443.52 |

OCTOBER 01, 1997

NOTICE OF EXPIRATION OF REDEMPTION PERIOD
FOR PROPERTIES LISTED ON 1996 FORECLOSURE ROLL

RECORDS OBTAINED BY THIS OFFICE INDICATE THAT YOU ARE A LIENHOLDER ON THE ABOVE LISTED PROPERTY; THEREFORE, IN ACCORDANCE WITH AS.29.45.440, YOU ARE RECEIVING THIS NOTICE.

A JUDGMENT AND DECREE OF FORECLOSURE AND SALE OF REAL PROPERTY FOR TAXES AND/OR SPECIAL ASSESSMENTS WAS ENTERED IN THE SUPERIOR COURT FOR THE STATE OF ALASKA, THIRD JUDICIAL DISTRICT, AT ANCHORAGE, ALASKA, ON JUNE 3, 1996, CIVIL ACTION # 3AN-96-1700 CIV.

NOTICE IS HEREBY GIVEN THAT THE TIME IN WHICH SUCH PROPERTIES MAY BE REDEEMED WILL EXPIRE ON OCTOBER 31, 1997.

IF THE 1995 AND PRIOR YEARS PROPERTY TAXES AND/OR SPECIAL ASSESSMENTS, PENALTY, INTEREST AND COSTS DUE ON THE ABOVE PROPERTY ARE NOT PAID IN FULL BY OCTOBER 31, 1997 BY CASH, CASHIER'S CHECK OR MONEY ORDER (MADE PAYABLE TO THE MUNICIPALITY OF ANCHORAGE) ALL THE PROPERTY SUBJECT TO THIS DECREE NOT REDEEMED WILL BE DEED TO THE MUNICIPALITY OF ANCHORAGE IMMEDIATELY ON EXPIRATION OF THE PERIOD OF REDEMPTION. EVERY RIGHT OR INTEREST OF ANY PERSON OR PERSONS IN THE PROPERTIES MAY BE FORFEITED FOREVER TO THE MUNICIPALITY OF ANCHORAGE.

PAYMENTS MAY BE MAILED TO PO BOX 196040, ANCHORAGE, AK 99519-6040, OR MADE IN PERSON AT CITY HALL, 632 WEST 6TH AVENUE, THIRD FLOOR, ROOM 330.



MUNICIPALITY OF ANCHORAGE
P. O. BOX 196040
ANCHORAGE, ALASKA 99519-6040

DEPARTMENT OF FINANCE
TREASURY DIVISION
(907) 343-6650

002 093 50 00016
EAST ADDITION
BLK 26A LT 11

FOURTH AVENUE GAMBELL THE

1343 G ST # 1
ANCHORAGE

AK 99501 4354

| YEAR | PRINCIPAL | INTEREST | PENALTY | COST | TOTAL |
|------------------|-----------|----------|---------|-------|----------|
| 1995 | 1,014.72 | 236.83 | 181.47 | 98.50 | 1,443.52 |
| TOTAL AMOUNT DUE | | | | | 1,443.52 |

OCTOBER 01, 1997

NOTICE OF EXPIRATION OF REDEMPTION PERIOD
FOR PROPERTIES LISTED ON 1996 FORECLOSURE ROLL

RECORDS OBTAINED BY THIS OFFICE INDICATE THAT YOU ARE A LIENHOLDER ON THE ABOVE LISTED PROPERTY; THEREFORE, IN ACCORDANCE WITH AS.29.45.440, YOU ARE RECEIVING THIS NOTICE.

A JUDGMENT AND DECREE OF FORECLOSURE AND SALE OF REAL PROPERTY FOR TAXES AND/OR SPECIAL ASSESSMENTS WAS ENTERED IN THE SUPERIOR COURT FOR THE STATE OF ALASKA, THIRD JUDICIAL DISTRICT, AT ANCHORAGE, ALASKA, ON JUNE 3, 1996, CIVIL ACTION # 3AN-96-1700 CIV.

NOTICE IS HEREBY GIVEN THAT THE TIME IN WHICH SUCH PROPERTIES MAY BE REDEEMED WILL EXPIRE ON OCTOBER 31, 1997.

IF THE 1995 AND PRIOR YEARS PROPERTY TAXES AND/OR SPECIAL ASSESSMENTS, PENALTY, INTEREST AND COSTS DUE ON THE ABOVE PROPERTY ARE NOT PAID IN FULL BY OCTOBER 31, 1997 BY CASH, CASHIER'S CHECK OR MONEY ORDER (MADE PAYABLE TO THE MUNICIPALITY OF ANCHORAGE) ALL THE PROPERTY SUBJECT TO THIS DECREE NOT REDEEMED WILL BE DEEDED TO THE MUNICIPALITY OF ANCHORAGE IMMEDIATELY ON EXPIRATION OF THE PERIOD OF REDEMPTION. EVERY RIGHT OR INTEREST OF ANY PERSON OR PERSONS IN THE PROPERTIES MAY BE FORFEITED FOREVER TO THE MUNICIPALITY OF ANCHORAGE.

PAYMENTS MAY BE MAILED TO PO BOX 196040, ANCHORAGE, AK 99519-6040, OR MADE IN PERSON AT CITY HALL, 632 WEST 6TH AVENUE, THIRD FLOOR, ROOM 330.



MUNICIPALITY OF ANCHORAGE
P. O. BOX 196040
ANCHORAGE, ALASKA 99519-6040

DEPARTMENT OF FINANCE
TREASURY DIVISION
(907) 343-6650

002 093 51 00014
EAST ADDITION
BLK 26A LT 12

FOURTH AVENUE SAMUEL THE

1343 6 ST # 1
ANCHORAGE

AK 99501 4354

| YEAR | PRINCIPAL | INTEREST | PENALTY | COST | TOTAL |
|------------------|-----------|----------|---------|-------|----------|
| 1995 | 1,014.72 | 236.83 | 101.47 | 90.50 | 1,443.52 |
| TOTAL AMOUNT DUE | | | | | 1,443.52 |

OCTOBER 01, 1997

NOTICE OF EXPIRATION OF REDEMPTION PERIOD
FOR PROPERTIES LISTED ON 1996 FORECLOSURE ROLL

RECORDS OBTAINED BY THIS OFFICE INDICATE THAT YOU ARE A LIENHOLDER ON THE ABOVE LISTED PROPERTY; THEREFORE, IN ACCORDANCE WITH AS.29.45.440, YOU ARE RECEIVING THIS NOTICE.

A JUDGMENT AND DECREE OF FORECLOSURE AND SALE OF REAL PROPERTY FOR TAXES AND/OR SPECIAL ASSESSMENTS WAS ENTERED IN THE SUPERIOR COURT FOR THE STATE OF ALASKA, THIRD JUDICIAL DISTRICT, AT ANCHORAGE, ALASKA, ON JUNE 3, 1996, CIVIL ACTION # 3AK-94-1700-CIV.

NOTICE IS HEREBY GIVEN THAT THE TIME IN WHICH SUCH PROPERTIES MAY BE REDEEMED WILL EXPIRE ON OCTOBER 31, 1997.

IF THE 1995 AND PRIOR YEARS PROPERTY TAXES AND/OR SPECIAL ASSESSMENTS, PENALTY, INTEREST AND COSTS DUE ON THE ABOVE PROPERTY ARE NOT PAID IN FULL BY OCTOBER 31, 1997 BY CASH, CASHIER'S CHECK OR MONEY ORDER (MADE PAYABLE TO THE MUNICIPALITY OF ANCHORAGE) ALL THE PROPERTY SUBJECT TO THIS DECREE NOT REDEEMED WILL BE DEEDED TO THE MUNICIPALITY OF ANCHORAGE IMMEDIATELY ON EXPIRATION OF THE PERIOD OF REDEMPTION. EVERY RIGHT OR INTEREST OF ANY PERSON OR PERSONS IN THE PROPERTIES MAY BE FORFEITED FOREVER TO THE MUNICIPALITY OF ANCHORAGE.

PAYMENTS MAY BE MAILED TO PO BOX 196040, ANCHORAGE, AK 99519-6040, OR MADE IN PERSON AT CITY HALL, 632 WEST 6TH AVENUE, THIRD FLOOR, ROOM 330.